

## **ARTICLE 15: B-3 BUSINESS TRANSITIONAL DISTRICT**

### **15.1 Intent:**

The intent of the B-3 District is to provide sites for low intensity commercial and employment uses which would be compatible with residential development. Uses which generate high levels of traffic are not appropriate. This district should be located outside the B-2 Central Business District on properties, which have historically been used for business purposes, but, due to growth within the City, have become part of a larger residential neighborhood.

### **15.2 Principal Permitted Buildings/Structures and Uses:**

The following buildings/structures and uses are permitted in the B-3 District.

- A. Single- and two-family dwellings.
- B. Duplexes.
- C. Townhouses.
- D. Multiple-family dwellings.
- E. Houses of worship.
- F. Public schools and educational institutions.
- G. Public/governmental buildings and properties which are cultural, recreational, administrative or public service in nature, but not including storage yards, warehouses or garages.
- H. Recycling centers.
- I. Fire and rescue services.
- J. Parks, playgrounds and community centers.
- K. Business and professional offices.
- L. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.
- M. Indoor storage and warehouse buildings for the purpose of indoor storage of goods and/or material which will be retailed, processed, or disposed of off premises, but not including auto wrecking, junk or other salvage storage yards or truck terminals.
- N. Commercial automobile parking lots.

- O. Nursing homes and domiciliary care/assisted living facilities, provided that one (1) off-street parking space is provided for each employee and for each three (3) patients to be cared for therein.
- P. Medical and dental clinics.

### **15.3 Accessory Permitted Buildings/Structures and Uses:**

The following accessory buildings/structures and uses are permitted in the B-3 District.

- A. Those buildings, structures and uses customarily accessory and incidental to any principal permitted use or authorized special exception of the B-3 District.
- B. Parking, in accordance with Article 23, except where otherwise expressly stated in this Article.
- C. Fences, in accordance with Section 5.10.
- D. Home occupations and resident professional offices, in accordance with Section 5.11.
- E. Signs, in accordance with Article 22.

### **15.4 Special Exceptions:**

The following buildings/structures and uses are permitted in the B-3 District with Board of Appeals approval only, and are subject to conditions of approval as listed below. Other conditions of approval may be imposed by the Board of Appeals.

- A. Those retail businesses permitted in the B-1 Neighborhood Business District and the B-2 Central Business District.
- B. Limited manufacturing and assembly uses.
- C. Any other use determined by the Board of Appeals to be of the same general character as the principal permitted use or authorized special exceptions of the B-3 District.

All Special Exceptions must conform to the following conditions:

1. All businesses, services or processing shall be conducted wholly within a completely enclosed building.
2. Processes and equipment employed and goods processed shall be limited to those which are not objectionable by reason of hazard, odor, dust, smoke, cinders, gas, fumes, noise, vibration, radiation, refuse matter or water-carried waste, and must

comply with the Performance Standards in Section 18.6.

3. The proposed use, including its nature, intensity and location must be in harmony with the intent of the B-3 District.
4. The proposed use must have access to existing or future streets adequate to carry the increased traffic attributable to the use.

### **15.5 Height Restrictions:**

No building/structure in the B-3 District shall exceed forty feet (40') in height, except as provided in Section 21.3(C).

## 15.6 Lot Area, Width, and Setback Requirements of the B-3 District

<b>PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES</b>	<b>MINIMUM LOT AREA (SQ. FT.)</b>	<b>MINIMUM LOT AREA PER DWELLING UNIT OF USE* (SQ. FT.)</b>	<b>MINIMUM LOT WIDTH (FT.)</b>	<b>FRONT YARD** SETBACK (FT.)</b>	<b>REAR YARD SETBACK (FT.)</b>	<b>SIDE YARD*** SETBACK (FT.)</b>	<b>OTHER SETBACK REQUIREMENTS</b>
Single-family dwelling units	5,000	5,000	50	25	30	6	
Two-family dwelling units	5,550	2,750	50	25	25	6	
Duplex units	2,750		27	25	30	6	
Townhouses	1,800	3,500****	18	25	30	10*****	
Multi-family dwelling units	12,000	4,000*****	50	25	25	10	
All others				40	50	20	

\*Residential dwellings and/or commercial uses shall be limited to one (1) per two-thousand (2,000) sq. ft. of lot area or one (1) per two-thousand (2,000) sq. ft. of the net floor area of the building, whichever is greater.

\*\*As measured from the lot line (does not include a portion of the right-of-way).

\*\*\*Corner lots shall provide two front yards and one side yard.

\*\*\*\*The difference between minimum lot area and minimum lot area per dwelling unit square footage may be devoted to open spaces.

\*\*\*\*\*Side yard setbacks pertain to end units only. When clustering a group of townhouses, one end unit shall be no closer than twenty feet (20') to the next group.

\*\*\*\*\*Does not include rights-of-way or parking areas.